

# **MINUTES OF THE REGULAR MEETING**

## **OF THE**

### **COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**December 19, 2006**

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, December 19, 2006, at 8:30 a.m. at Ella Flag Young Apartments, 4645 North Sheridan, Chicago, Illinois.

In the absence of Chairperson Martin Nesbitt, Commissioner Wiggins called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Mary Wiggins Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O'Keefe Carlos Ponce
----------	---

Absent:	Earnest Gates Martin Nesbitt Sandra Young
---------	---

Also present were Sharon Gist Gilliam, Chief Executive Officer; Adrienne Minley, Chief of Staff; Charles Levesque, Acting General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Sharon Gist Gilliam, Chief Executive Officer, then presented her monthly report. Per Ms. Gilliam, the holidays are a busy, yet special time of year for everyone, and the CHA is no exception. The many special events that CHA staff and residents participate in during the holiday season are fun, build a sense of community, support independence and create self esteem during the holidays. Ms. Gilliam then highlighted activities related to the Thanksgiving Basket Giveaway, Kids Shopping Spree where 50 selected CHA children between the ages 8-12, who were on the honor roll and/or had perfect attendance, were greeted by Bears linebacker Lance Briggs and CHA staff to a shopping spree at Target; Senior Gala, where approximately 2,000 seniors ate and danced, and listened to a warm welcome from the Mayor and the Chicago Bulls Kids Holiday Party. Ms. Gilliam concluded her report by saying that while all of these events give us a special feeling and makes the holidays that much more special, she believes that they serve a more important purpose. They let the residents of CHA know that they are not abandoned by the city, that they are part and parcel of the larger community of Chicago and that they are important and valued members of the Chicago community.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and upon Motion made by Commissioner Ivers, properly seconded by Commissioner Ponce and carried, the Minutes for the Executive Session Meeting of October 17, 2006 were then unanimously approved.

Commissioner Wiggins thereupon introduced the Resolution discussed in Executive Session.

Commissioner Ivers then presented a Motion to approve the following resolution for Executive Session Item 1:

**Executive Session Item 1**

**RESOLUTION NO. 2006-CHA-173**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 6, 2006, requesting that the Board of Commissioners approves the Personnel Actions Report for November 2006.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Report for November 2006.

The Motion to adopt resolutions for Executive Session Item 1 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Mary Wiggins  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Bridget O’Keefe  
Carlos Ponce

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

In the absence of Committee Chair Young, Commissioner Ivers then presented the report for the Tenant Services Committee. Per Commissioner Ivers, the Tenant Services Committee Meeting was held on Wednesday, December 13, 2006 at the 626 Corporate Offices. Meghan Harte, Director of Resident Services presented the Committee with an update on Workforce Development.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of the Resolutions for Items A1 thru A5 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item A1)**

The current contracts for Big “O” Movers and Storage, Inc. and Smith Movers, Inc. expire on March 31, 2007. The current contracts for REO Movers and Van Lines, Inc. and Medley Movers, Inc., expire on January 15, 2007. Due to the FY2007 Moving to Work Annual Plan, relocation services are still required to move an estimated 1,434 families. Accordingly, the resolution for Item A1 approves exercising the third one year option for each of the four current resident services contracts with no additional dollars added to the contract amount. Current balances on existing contracts are expected to be sufficient in covering estimated costs of \$1,535,066.00 for moving services in 2007. The approval of the extension of the contracts will cover anticipated invoices and will allow the CHA to continue with its relocation efforts without interruption and take advantage of the vendor prices which are reasonable and near or below other market rate vendors for this option period. Moreover, the current moving contractors met or exceeded the acceptable level of performance.

**RESOLUTION NO. 2006-CHA-174**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 11, 2006, entitled “Authorization to exercise Third Year Option to extend the Resident Relocation moving contracts for Big “O”

Movers and Storage, Inc., Medley's Moving and Storage, Inc., REO Movers and Van Lines, Inc., and Smith Movers, Inc., for Resident Relocation Services”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or her designee to exercise the third one (1) year option for resident relocation moving services with Big “O” Movers and Storage, Inc., REO Movers and Van Lines, Inc., Smith Movers, Inc., and Medley’s Moving and Storage, Inc., with no increase in the not-to-exceed

**(Item A2)**

On November 2006, in accordance with HUD regulations and community desires, the Chicago Housing Authority adopted the Site and Neighborhood Policy to ensure that Housing Choice Voucher (HCV) families do not reside in areas that may constitute a danger to their health, safety and general welfare. The policy was implemented in March 2006. At that time, CHAC inspectors began to grade properties not only on interior apartment and building conditions, but also on surrounding site and neighborhood conditions, considering factors such as abandoned or boarded up buildings, vacant lots, excessive debris on the street, and open drug trade. Since implementing the policy, the CHA and CHAC have monitored leasing patterns, housing search times, overall inspections and unit failure rates, to ensure that families are not adversely affected by the policy. It was determined that families continue to find housing in areas free of adverse site and neighborhood conditions, in all 77 community areas, in the same amount of time as prior to the policy. Nevertheless, after almost a year of monitoring the progress of the policy, revisions in the policy are appropriate to reflect CHA’s continued support of revitalizing communities. Accordingly, the resolution for Item A2 approves amendment of the HCVP Administrative Plan, Site and Neighborhood Policy. The proposed changes would recognize the distinction between a well maintained lot and a poorly maintained lot and would provide owners with increased opportunities to improve the conditions of their community. The recommended revisions would also be in furtherance of the CHA’s desire to hold to high standards property owners who participate in the Housing Choice Voucher program; while also ensuring the health and safety of HCV families and the betterment of neighborhood conditions.

**RESOLUTION NO. 2006-CHA-175**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2006, entitled “Approval of the Administrative Plan for the Housing Choice Vouchers, Project-Amendments to the Housing Choice Voucher Program Administrative Plan, Site and Neighborhood Policy.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners repeals and rescinds any and all previously adopted plans and resolutions related to the approval of such plan.

**THAT,** the Board of Commissioners adopts the revised Chicago Housing Authority Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated August 15, 2006 attached hereto as Exhibit A.

**THAT,** the revised Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated November 17, 2006 shall be effective December 19, 2006.

**(Item A3)**

The resolution for Item A3 approves the third year option for the Intergovernmental Agreement with the Chicago Department of Aging (CDoA). This amendment will continue to allow CHA’s senior citizens to be mainstreamed and receive the same level and quality of services that CDoA provides to senior citizens throughout the City of Chicago such as home delivered meals, core services, congregate dining, benefits eligibility checklist, assessment, educational, cultural, and recreational activities, case management, legal assistance, respite care, transportation, nursing home pre-screening, and linkage to other needed services through the State of Illinois

Community Care Program . CDoA will continue to maintain a presence with an office in each of the designated thirty-nine (39) senior buildings to make these services readily available to CHA's senior residents.

**RESOLUTION NO. 2006-CHA-176**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed Memorandum dated December 11, 2006, entitled "Authorization to Execute the Third Year Option to Extend the Intergovernmental Agreement with the Chicago Department on Aging to Provide a Coordinated Supportive Social Services Program for Senior Citizens Residing in Thirty-nine CHA Senior Buildings";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or her designee to execute Amendment No. 3 exercising the third year option to extend the Intergovernmental Agreement with the City of Chicago Department on Aging to provide a coordinated supportive social service program for senior citizens residing in thirty-nine (39) CHA senior buildings for the period of January 1, 2007 through December 31, 2007 for an amount not to exceed \$2,162,598.

**(Item A4)**

The resolution for Item A4 approves the FY2007 Funding Agreement with CAC. A Funding Agreement between the CHA and the CAC is required by HUD Regulations for funding provided by a housing authority for a duly elected resident council. This agreement places financial responsibility on the CAC to govern, control and document use of CHA provided funds approved in the CAC's 2007 operating budget in the amount of \$1,423,687 for the period beginning January 1, 2007 and ending December 31, 2007. As per HUD Regulations, the Funding Agreement includes assurances that all CAC expenditures will not contravene provisions of law and will promote serviceability, efficiency, economy, and stability in the operation of the housing authority. The Agreement requires that the CAC account to the CHA for the use of the funds provided in the Agreement and permits the CHA to inspect and audit the CAC's financial records related to the Agreement.

**RESOLUTION NO. 2006-CHA-177**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2006 entitled "Authorization to Negotiate and Enter into a Funding Agreement for Fiscal Year 2007 with the Central Advisory Council ("CAC");

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorize the Chief Executive Officer or her designee to negotiate and enter into a Funding Agreement with the Central Advisory Council for the 2007 fiscal year in an amount not-to-exceed One Million Four Hundred Twenty Three Thousand Six Hundred Eighty Seven Dollars (\$1,423,687), of which Two Hundred Fifty Thousand Dollars (\$250,000) is for the expenses, costs of the 2007 Central Advisory Council and Local Advisory Council's general elections, for the period beginning January 1, 2007 and ending December 31, 2007

**(Item A5)**

The resolution for Item A5 approves a Funding Agreement with the Senior Housing Advisory Council (SHAC). The Agreement will place independent financial responsibility on SHAC to govern, control and document CHA funds provided for the 2007 operating budget in an amount not to exceed \$300,000 for the period of January 1, 2007 through December 31, 2007. SHAC is managed by the three duly elected presidents of the Senior Housing Local Advisory Council's and maintains offices at 6401 S. Yale, 3030 West 21<sup>st</sup> Place and 1845 N. Larrabee. The purpose of SHAC is to act for and on behalf of the residents who live in CHA senior buildings. The Agreement will contain provisions to require compliance with all state, local and federal laws, rules and regulations and require SHAC to account for use of the funds under the Agreement. The Agreement will also permit the CHA to review and audit the Books and Records of the SHAC.

**RESOLUTION NO. 2006-CHA-178**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2006, entitled “Authorization to Negotiate and Enter into a Funding Agreement with the Senior Housing Advisory Council (“SHAC”);

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to negotiate and enter into a Funding Agreement with the Senior Housing Advisory Council for the period commencing January 1, 2007 and ending December 31, 2007 in an amount not to exceed Three Hundred Thousand Dollars (\$300,000), including Sixty Thousand Dollars (\$60,000) for the expenses of the 2007 Central Advisory Council and Local Advisory Council’s general elections.

The Omnibus Motion to adopt resolutions for Items A1 through A5 was seconded by Commissioner O’Keefe and the voting was as follows:

Ayes: Mary Wiggins  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Bridget O’Keefe  
Carlos Ponce

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

In the absence of Committee Chair, Earnest Gates, Commissioner Ponce presented the Operations and Facilities monthly report. Per Commissioner Ponce, the Operations and Facilities Committee Meeting was held on Wednesday, December 13, 2006 at 1:30 p.m. at the 626 W. Jackson Corporate offices.

Commissioner Ponce then introduced an Omnibus Motion for the adoption of the Resolutions for Items B1 thru B8 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

CHA’s current contract with People’s Energy for its natural gas supply expires on December 31, 2006. Under the contract, the CHA obtains its natural gas supply for CHA properties under a wholesale (wellhead) arrangement which enables the CHA to purchase natural gas at commodity levels tied to prevailing prices and terms set at regional energy exchanges. Due to the large volumes consumed and the availability of commodity pricing and terms, wellhead supply customers, such as the CHA, obtain favorable pricing for gas supplies compared to the costs applicable to supply obtained from a local utility provider at regular retail rates and tariffs. As an authorized wellhead customer under the contract with People’s Energy, the CHA has been able to obtain wholesale pricing for its periodic purchases of natural gas supply on a blended basis of fixed and floating prices tied to the prevailing wholesale exchange rates. Under applicable regulatory conditions, the CHA is permitted to obtain a fixed (per therm) price for a portion of its periodic supplies, and the remainder of the natural gas consumed or stored in the CHA’s supply account is purchased at rates tied to the wholesale market price. The blended (fixed/floating) wellhead purchasing structure allows the CHA to effectively manage and secure its forecasted and actual consumption of natural gas through the combination of forward pricing and spot pricing, and the CHA also mitigates the risks of price fluctuations through the ability to store allocations of gas supplies for use in future periods. Gas prices fluctuate regularly on the open market and are anticipated to be high during the winter months. Given the daily changes in market prices, the actual unit cost of gas supplies (per therm) will not be completely fixed for the entire term of extension and would not be uniformly priced for the CHA’s fluctuating use and consumption over time. People’s Energy has expressed a willingness to continue the commodity purchasing arrangements with the CHA for wholesale gas supply in order to extend the cost and management benefits which the CHA enjoys as a wellhead supply purchaser. Accordingly, the

resolution for Item B1 approves ratification and execution of the amendment to the Wellhead Natural Gas Contract with Peoples Gas. Securing and continuing wholesale purchasing rights for natural gas supplies through this extension procured by non-competitive proposal is anticipated to reduce the amount the CHA would pay for natural gas supplies versus retail utility rates during the requested five (5) month term, and enables the CHA to better manage its costs and expenditures by hedging against historically common increases in natural gas costs during the winter months and to make timely purchasing and planning decisions using the best available information on closing or consolidating CHA sites and facilities.

**RESOLUTION NO. 2006-CHA-179**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated December 11, 2006 entitled “Authorization To Enter Into And Execute An Extension Of The Wellhead Natural Gas Contract With Peoples Energy Services Corporation”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into and execute an extension to the Contract with Peoples Energy Services Corporation, procured by a non-competitive proposal method, from January 1, 2007 through May 31, 2007, under the same prevailing terms and conditions in an amount not-to-exceed \$9,772,846.00 for the purpose of providing natural gas to the CHA.

**(Item B2)**

The resolution for Item B2 approves execution of the Intergovernmental Agreement (IGA) with the City of Chicago Department of Streets and Sanitation. To comply with the City’s recycling ordinance, the CHA entered into an IGA to administer the Recycling Buy Back Program. This Program is a public-private partnership among the City, Waste Management, Inc., CHA, Americorps \*Vista, and the Resource Center, a local nonprofit recycler. The program, working with local resident organizations, provides direct payment to CHA residents for recyclable materials collected in their homes and neighborhoods. That agreement expired in 2004. The CHA agreed to maintain its financial commitment for participation in Recycling Buy-Back Program for FY 2005 and FY 2006 at the same level as in 1999 when the original IGA was entered, \$267,178.00 per year. The CHA made a payment of \$267,178.00 for FY2005 to the City earlier this year. On designated days each week, recycling trucks travel through the various public housing developments. Residents bring their recyclable material to the truck and are paid market value for the material according to weight. Payments are made in the form of vouchers, which can be redeemed at local grocery and convenience stores. In addition to providing a short-term investment in the CHA developments through the voucher payments, the recycling program also makes a more long-term investment in these communities by hiring residents to work with the program.

**RESOLUTION NO. 2006 CHA-180**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed 5the Board Letter dated December 11, 2006, requesting “Ratification of an Intergovernmental Agreement with the City of Chicago acting by and through its Department of Streets and Sanitation for the Recycling Buy-Back Program and ratification of payment for FY2005”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ratifies the payment of \$267,178.00 made to the City of Chicago for the Recycling Buy Back Program for FY2005 and ratifies an Intergovernmental Agreement with the City of Chicago, acting through its Department of Streets and Sanitation for a total amount not to exceed \$534,356.00 for FY2005 and FY2006 for the Recycling Buy Back Program.

**(Item B3)**

The resolution for Item B3 approves contract extension with Digby Security for protective service at various CHA administrative facilities. The base contract provides for, and Digby’s is willing to agree to, an extension of the Contract for a year, without a firm commitment on the number of guards that will be required during that year. As CHA consolidates its administrative facilities and closes various locations, the security requirements will be reduced. The CHA

anticipates needing 38,142.75 hours of contract security for the administrative facilities in 2007. The Vendor's past performance under the Contract for the base period has been suitable and sufficient to warrant the extension and the Vendor's continued provision of protective services.

**RESOLUTION NO. 2006-CHA-181**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 11, 2006, entitled "Authorization to extend Contract Number 5000 with Digby's Security for Protective Services at various CHA Administrative Facilities".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to exercise the one year option for contract Number 5000 with Digby's Security and Detective Agency, Inc. in an amount not to exceed \$674,764.41.

**(Item B4)**

In December 2005, an RFP for protective services for various CHA family and senior housing properties was mailed to 28 vendors and advertised in area newspapers. This type of strategic sourcing initiative is the CHA's first attempt to bundle the requirements of the various CHA developments to achieve some economies of scale based on the quantity required across its developments. In this process, the CHA managed the procurement aspects of selecting a security provider and the individual private property management companies are expected to contract individually with the selected vendor utilizing a form contract that have provisions in which the vendor will indemnify the property manager and the CHA, and the vendor will have the property manager and the CHA endorsed as additional insured. The funds for these services are included in the operating subsidies for each of the PPM's and will be administered by CHA's Operations/Asset Management department. Of the fifteen proposals received, Securitas Security Services d/b/a Burns International Security Services was ranked the highest by the evaluation committee before the oral presentations and was ranked second highest after the oral presentations. Securitas offers the most competitive price for the services requested.

Commissioner O'Keefe recused from voting on Item B4.

**RESOLUTION NO. 2006-CHA-182**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated December 11, 2006, entitled "Authorization for the Private Property Management Companies to Enter into Contracts with Securitas Security Services d/b/a Burns International Security Services for Protective Services at Various CHA Developments";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the private property management companies to enter into contracts with Securitas Security Services d/b/a Burns International Security Services for Protective Services at various CHA developments in an aggregate amount not to exceed \$16,395,177.00, for a two year contract term with one (1) one-year extension option, subject to Board and, if required, the U.S. Department of Housing and Urban Development (HUD) approval.

**(Item B5)**

As part of the Capital Improvement Program, the CHA solicited bids for general contractors to perform the general renovation of apartment units, common areas, and site improvements for the Family Housing at Lawndale Gardens (IL2-005), located at 2501 South California Avenue. This work includes, but is not limited to the renovation of one hundred twenty-five two-story dwelling units in sixteen buildings, and the Community Building to be completed no later than December 2008. Environmental work includes the abatement and removal of mold, lead paint, and asbestos and asbestos-containing materials. The interior work includes the creation of seven ADA, section 504 compliant accessible ground floor units, and three visual/hearing impaired units. Renovation of all other units includes carpentry repairs, door and hardware replacement, repair or replacement of all interior finishes, new kitchen and bathroom fixtures/equipment/accessories,

painting, and entirely new mechanical, electrical and plumbing systems/equipment/fixtures. Exterior work includes new windows, 100% tuck pointing, roofing and sheet metal, new exterior doors and signage. The IFB was advertised in area newspapers and based on the four bids opened H.L.F. Construction Company, Inc. was determined to be the lowest responsive and responsible bidder at \$18,088,000.00. Accordingly, the resolution for Item B5 approves award of contract to H.L.F. Construction Company.

**RESOLUTION NO. 2006-CHA-183**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated December 11, 2006, entitled “Authorization to execute a contract with H.L.F. Construction Company, Inc. for the Family Housing Renovation at Lawndale Gardens (IL2-005)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or her designee to execute a contract with H.L.F Construction Company, Inc. in the amount of \$18,088,000.00 for the Family Housing renovation of one hundred twenty-five (125) units at Lawndale Gardens (IL2-005), 2501 South California Avenue. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B6)**

The resolution for Item B6 approves award of contract to Walsh Construction for the Family Housing Renovation (314 units) and construction of two laundry facilities at Murray Homes. This work includes, but is not limited to (a) selective demolition and hazardous material remediation; (b) interior and exterior renovation work; (c) site and landscape work; and (d) mechanical, electrical, plumbing, cable TV and phone site work. In addition, two prototype laundry building facilities will be built in Block 5 and Block 7. The CHA advertised an Invitation for Bid in October 2006 in area newspapers and on the CHA website. Of the three bids opened Walsh Construction, who submitted the second lowest bid, has been determined to be the lowest responsive and responsible bidder at \$61,291,000.00.

**RESOLUTION NO. 2006-CHA-184**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated December 13, 2006, entitled “Authorization to execute a contract with Walsh Construction for the Family Housing Renovation and construction of two(2) laundry facilities at Philip Murray Homes U (IL2-011)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or her designee to execute a contract with Walsh Construction in the amount of \$61,291,000.00 for the renovation of three hundred fourteen (314) Family Housing units and the construction of two (2) prototype laundry facility buildings at Philip Murray Homes (IL2-011), 130<sup>th</sup> Street and Ellis Avenue. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements

**(Item B7)**

In February 2006, The Habitat Company, as Receiver, issued a Request for Proposal for a Developer for the mixed-income development Lake Park Crescent Phase II in conjunction with the CHA, and based on the development guidelines of the Lake Park Crescent Working Group. The RFP requested developers to propose for development an attractive, safe, diverse and sustainable mixed-income neighborhood, within an existing master plan where public housing, affordable housing and market-rate housing is seamlessly integrated with the surrounding community and street grid. The Developer will be responsible for developing at least 269 housing units which must include at least 47 public housing units and 55 affordable housing units. Following an extensive marketing and outreach effort, two proposals were received. Each of the proposals met the minimum submission requirements outlined in the RFP and were evaluated in depth by CHA staff as well as the member organizations of the Lake Park Crescent



Working Group. In July 2006, each respondent participated in a community presentation to the North Kenwood/Oakland Community Conservation Council. In September 2006, the Lake Park Crescent Working Group reached a consensus and recommended Davis Associates Managers LLC as the developer. Davis is an experienced Chicago-based firm with demonstrated capacity to develop large multi-phase projects and a broad range of housing products-from luxury condominiums to affordable & HOPE VI housing developments.

**RESOLUTION NO. 2006-CHA-185**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2006, entitled “Request for approval and authorization to enter into negotiations for a Contract for Redevelopment for the mixed-income development Lake Park Crescent Phase II with Davis Associates Managers LLC”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves and authorizes the Chief Executive Officer or her designee to enter into negotiations for a Contract for Redevelopment with Davis Associates Managers LLC for the mixed-income development Lake Park Crescent Phase II.

**(Item B8)**

In August 2006, the Habitat Company advertised and IFB in area newspapers. Twenty-two companies’ picked-up copies of the IFB and four companies were directly solicited. Of the four bids submitted, the Board approved award of contract to H. L. F. Subsequently, the Habitat Company confirmed that the scope of work included in H. L. F. Construction Co.’s bid was less than that necessary to complete the make ready units and H. L. F. requested additional funds to complete the work, resulting in H. L. F.’s bid not being the lowest. As a result, H. L. F. Construction Co. has withdrawn its bid. Coleman Development Corp., the next lowest responsive and responsible bidder, was surveyed to determine whether it was prepared to complete all the required work at the price originally quoted and that its correct bid amount to perform all work is \$2,065,523.89. Accordingly, the resolution for B8 authorizes Habitat to enter into a contract with Coleman Development to replace the bid withdrawn by H.L.F. Construction for 107 make-ready units at Dearborn Homes.

Commissioner Ponce recused from voting on Item B8.

**RESOLUTION NO. 2006-CHA-186**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated December 13, 2006, entitled “Authorization for the Habitat Company to enter into contract with Coleman Development Corporation to replace the bid withdrawn by H.L.F. construction for make-ready units at Dearborn Homes”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners (1) authorizes The Habitat Company to enter into a contract with Coleman Development Corp. to replace the bid withdrawn by H. L. F. Construction Co. in an amount not-to-exceed \$2,065,523.89 for the completion of 107 make ready units at Dearborn Homes and (2) rescind Resolution 2006-CHA-152 authorizing The Habitat Company’s award of such contract to H. L. F. Construction Co.

The Omnibus Motion to adopt resolutions for Items B1 through Item B8 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Mary Wiggins
	Hallie Amey
	Dr. Mildred Harris
	Michael Ivers
	Bridget O’Keefe ( <i>Recused from voting on Item B4 only</i> )
	Carlos Ponce ( <i>Recused from voting on Item B8 only</i> )

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner O'Keefe, Chairperson of the Finance & Audit Committee, then presented her monthly report. Per Commissioner O'Keefe, the Finance & Audit Committee Meeting was held on Wednesday, December 13, 2006 at 2:00 p.m. at the 626 Corporate Office. The Chief Financial Officer presented the Committee with the Treasury and Cash Flow Report for the month of November 2006.

Commissioner O'Keefe then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 thru C6 discussed, voted and recommended for Board approval by the Finance & Audit Committee.

**(Item C1)**

The CHA will be consolidating seven of its office locations into a new corporate headquarters consisting of 140,215 usable square footage in the CNA-owned commercial office building located at 60 East Van Buren. The seven locations CHA will be consolidating from are: 200 W. Adams, Legal Offices, 626 W. Jackson, Corporate Office, 600 W. Jackson, Corporate Office, 35 S. Paulina, Satellite Office, 916/1000 S. Wabash, Consultant Office, 500 & 591 E. 37th Street, Satellite Offices and 4700 S. State, Satellite Office. In September 2006, an RFP was advertised in area newspapers. This RFP competitively solicited qualified firms that could provide professional moving services for the seven CHA administrative offices. Mandatory site visits were held and were attended by eight vendors. Of the seven proposals received and evaluated, four were determined to be within the competitive range set. As a result of oral presentations held with the four vendors, a 2<sup>nd</sup> scoring was conducted by the evaluation team, and a recommendation was made by the requesting department to award a contract to Joyce Bros. Joyce Bros. is a well known moving company with vast experience in corporate relocations.

**RESOLUTION NO. 2006-CHA-187**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2006, entitled "Authorization to enter into a contract with Joyce Bros. for Physical Move Services for the consolidation of the Chicago Housing Authority Administrative Offices";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into a firm-fixed rate contract with Joyce Bros. to perform the physical move of multiple Chicago Housing Authority administrative offices to the CNA-owned commercial office building located at 60 East Van Buren Street, Chicago, Illinois for an amount not-to-exceed \$170,000.

**(Item C2)**

Since December 1998 and each year thereafter, the CHA's Board of Commissioners has approved and authorized CMHDC's full-time employees participation in the CHA's medical/dental/disability, Employee Assistance Program, deferred compensation and retirement plans upon the condition that CMHDC make all appropriate payments to the CHA for the costs of said benefits. The 1998 Resolution adopted by the Board of Commissioners required annual approval by the Board for the continued participation, accordingly, the resolution for Item C2 approves CMHDC's full time employees continued participation in CHA's benefits plans. Over the years CMHDC has been making payments in a timely manner.

**RESOLUTION NO. 2006-CHA-188**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2006 entitled "Request for Approval of Extension of Employee Benefits for Chicago Metropolitan Housing Development Corporation ("CMHDC")";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chicago Metropolitan Housing Development Corporation's ("CMHDC") fulltime employees to continue participation in all of the CHA's benefit plans made available to the CHA's employees for 2007, provided CMHDC makes all requisite payments to the CHA on timely basis.

**(Item C3)**

In September 2006, an RFP for Development and Production of a CHA Cable Television Program was released. The RFP was mailed to seventeen vendors and advertised in the area newspapers. Six proposals were picked up and four proposals were received. Based on the results of the evaluation committee, Fries Frame Productions was chosen due to their ability to best meet CHA's needs. Fries Frame has provided these services to CHA since 2002 and has provided quality work and positive response from viewers. Fries Frame has extensive experience in developing government informational programming. Additionally, Fries Frame's combined news experience, coupled with its production quality and knowledge of government programming, makes it uniquely qualified to continue to produce the CHA cable television show. Fries Frame Productions will develop and produce ten monthly television shows for a cost not-to-exceed \$412,772.00 for the initial one-year base term of the contract. Accordingly, the resolution for Item C3 approves award of contract to Fries Frame.

**RESOLUTION NO. 2006-CHA-189**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated December 11, 2006, entitled "Authorization to enter into a contract with Fries Frame Productions for the Development and Production of the CHA Cable Television Show";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners (the "Board") authorizes the Chief Executive Officer or her designee to enter into a contract with Fries Frame Productions to produce and develop the Chicago Housing Authority's cable television show for an initial one (1) year period in an amount-not-to-exceed \$412,772.00 with two (2) one-year extension options, subject to Board and, if required, the U.S. Department of Housing and Urban Development's approval.

**(Item C4)**

The resolution for Item C4 approves contract extension with Windows of Opportunity Inc. The purpose of Windows of Opportunity, Inc. is to become a permanent entity to facilitate ongoing communication between the CHA residents, businesses, cultural, social, educational and philanthropic organizations and communities. Windows of Opportunity, Inc. serves as a fiscal agent/administrator for grants and funds received from public, private, and corporate funds for the CHA. This award will allow Windows of Opportunity, Inc. to continue performing the following services for the Chicago Housing Authority: raise funds for new and ongoing resident initiatives, e.g. a scholarship program; as requested by CHA, serve as fiscal agent to the CHA at the discretion of its Board of Directors, receiving grants or contributions whose acceptance requires a nonprofit status; form and maintain partnerships/linkages with outside community groups, service providers, and funding sources; and work closely with CHA staff and residents to identify gaps in services and seek resources to fill those gaps. At the end of the twelve-month option term, recommendations will be made regarding CHA's future funding, structure, and role of Windows of Opportunity, Inc. As a stated condition of their contract, Windows will undergo a random audit of their programs, services, fiscal practices and policies at the discretion of the CHA. All payments made during the extension contract term will be dispersed contingent upon the amount of funds raised by Windows of Opportunity during the contract term specified in the Plan, CHA will consider this a breach of contract and funds will be withheld.

**RESOLUTION NO. 2006-CHA-190**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 11, 2006 entitled "Authorization to Exercise Option Year of Current Contract with Windows of Opportunity, Inc." and concurs with the recommendations therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or her designee to exercise the option year to extend contract number 5065 with Windows of Opportunity, Inc., for a period of January 1, 2007 to December 31, 2007, in an amount not to exceed \$215,898.00 subject to the terms and conditions established by the Chicago Housing Authority as the conditions for the extension option period.

**(Item C5)**

The CHA currently has twelve Private Property Managers and two Resident Management Companies under contract to manage its portfolio of seventy one properties. In 2003, the Authority decided it was in our best interest to select firms to audit the PPM/RMCs and to establish their audit scope. The Authority advertised and solicited proposals for the auditing services in October 2006 in area newspapers. The RFP was also mailed to 18 Public Accounting Firms. Of the three proposals received, the evaluation committee determined that they all were in the competitive range. All three firms made oral presentations and submitted their Best and Final Offers. After further evaluation and consideration of the Best and Final Offers, the evaluation committee selected Crowe Chizek & Co. LLC to perform the “agreed upon procedures” outlined in the scope of services for the Private Property Management firms and Velma Butler & Co. to conduct the OMB A-133 audits of the RMCs due to their ability to meet the requirements as outlined in the RFP in the most cost efficient manner. Crowe Chizek’s broad base of expertise will also allow them to provide CHA with best practices in the property management area. Velma Butler’s firm is well aware of the operational challenges and issues facing housing authorities across the US and will provide the CHA with best practices in dealing with the RMCs. Accordingly, the resolution for Item C5 approves award of contract to Crowe Chizek and Velma Butler.

Commissioner Harris recused from voting on Item C5.

**RESOLUTION NO. 2006-CHA-191**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated December 11, 2006 entitled “Contract Award for Independent Professional Auditing Services for the Private Property Management Firms and Resident Management Companies” to Crowe Chizek & Co. LLC for the PPMs and to Velma Butler & Co., Ltd. for the RMCs.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into two-year contracts, with a one-year option subject to Board and HUD approval, if required, with Crowe Chizek & Co. LLC to provide auditing service to the PPMs in an amount not-to-exceed \$379,750 and with Velma Butler & Co. to provide auditing services for the RMCs in an amount not-to-exceed \$173,900, representing a first year amount not-to-exceed of \$185,250 for Crowe Chizek and \$102,000 for Velma Butler & Co.

**(Item C6)**

In October 2004, the CHA Board of Commissioners authorized a contract to be entered into with Trinal, Inc., an accomplished and experienced minority compliance contracting firm. The statement of work required that this firm monitor five Capital Construction projects, twenty-six Private Property Management contracts, and provide auditing services for approximately thirteen Office of Development Management projects. In addition to the express monitoring activities, the firm was to assess CHA current monitoring processes, identify best practices, provide recommendations for process enhancements, supply implementation assistance and oversee training of CHA staff and outsourced partners as required. Although the number of new procurements in private management, and construction areas have somewhat reduced, with eight ODM deal closings in 2005, ten in 2006 and four anticipated in 2007, the compliance monitoring effort for the construction phase of these various projects, is increasing. Each of the thirty-one construction and management contracts, and eighteen currently open development projects being handled by this firm are of multi-year lengths, with some projects forecasted to end in a few years. With this in mind, the final year of Trinal, Inc.’s engagement with the CHA is expected to be replete with knowledge transfer, new process implementation, and training - in addition to the day-to-day requirements of the firm’s contract as the need for accurate reporting and increased efficacy of processes will not diminish. Notwithstanding the intensified work

requirements, this firm has performed professionally, effectively, and willingly with each request that CHA has initiated and has consistently added value to their statement of work. Accordingly, the resolution for Item C6 approves extension of contract and increases funding for Trinal.

**RESOLUTION NO. 2006-CHA-192**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2006 entitled “Authorization To Exercise One Year Option, And Increase Funding For Contract #0690 With Trinal, Inc For Compliance Monitoring And Reporting Services”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or her designee to 1) increase 2006 funding by: \$130,000, 2) exercise the one (1) year option and funding of \$628,615, and 3) increase option year funding by \$191,385, to result in a not-to-exceed contract amount of \$2,480,259.00.

The Omnibus Motion to adopt resolutions for Items C1 thru C6 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:	Mary Wiggins Hallie Amey Dr. Mildred Harris ( <i>Recused from voting on Item C5 only</i> ) Michael Ivers Bridget O’Keefe Carlos Ponce
-------	--

Nays:	None
-------	------

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee Report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Martin Nesbitt  
Chairperson

S/B: Lee Gill, Custodian and  
Keeper of Records